



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

Development Review Comments

October 4, 2023

PAM2024-00151

Submission Review Comments

2101 Gaither Road

The following are Development Review comments from City of Rockville staff related to the project submission.

Reviewing Staff

Planning & Development Services (PDS)

Project Manager:

Kimia Zolfagharian (KZ), Principal Planner
kzolfagharian@rockvillemd.gov

Comprehensive Planning:

Jane Lyons-Raeder (JL), Principal Planner,
jltraeder@rockvillemd.gov

Forestry Reviewer:

Shaun Ryan (SR), Development Review Supervisor
sryan@rockvillemd.gov

Fire Reviewer:

Charles Biggus (CB), Fire Plans Examiner
cbiggus@rockvillemd.gov

Building Reviewer:

Chris Dempwolf (CD), Buildings Plan Examiner Supervisor
cdempwolf@rockvillemd.gov

Dept. of Public Works (DPW)

Engineering Reviewer:

Sean Murphy (SM), Principal Civil Engineer
smurphy@rockvillemd.gov

Traffic and Transportation Reviewers:

Andrew Luetkemeier (AWL), Principal Transportation Engineer
aluetkemier@rockvillemd.gov

Faramarz Mokhtari (FM), Senior Transportation Planner
fmokhtari@rockvillemd.gov

**Housing and Community
Development (HCD)**

Housing Reviewer:

Punam Thukral (PT), Housing Specialist
pthukral@rockvillemd.gov

**Dept. of Recreation and Parks
(RPD)**

Parks Reviewer:

Christine Henry (CH), Deputy Director
chenry@rockvillemd.gov

**Publicly Accessible Art in Private
Development (AIPD) Reviewer:**

Karyn Miller (KM), Arts, Culture, and
Historic Program Manager
kmiller@rockvillemd.gov

PDS Comments

Development & Zoning (KZ)

1. The purpose of a Pre-Application Meeting (PAM) with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, project plan, or special exception, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code, which is done at the application phase.
2. TXT2023-00261: As proposed, this zoning text amendment would remove the maximum rooftop coverage limitations for buildings that do not exceed the maximum height of the zone. The provisions of Section 25.09.06.b limiting mechanical equipment that exceeds the height limit of the zone would remain in place.
This text amendment is scheduled for possible adoption on October 2, 2023, and would become effective immediately. The proposed building height would require a waiver to the above provisions as the equipment would exceed the height limit of the zone (120 ft).
3. The subject site is currently designated for Office use (O) by the Comprehensive Plan and is zoned MXE (Mixed-Use Employment). The MXE zone is “intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, industrial park, and similar employment-generating uses, this zone also allows for medium to high density development of office, retail, and residential uses. A mix of office and residential uses, including live/work units, is encouraged.”
 - a. Per Sec. 25.13.03, offices are permitted uses in the MXE zone.
4. Per Sec. 25.07.02.b.1, the proposed development appears to have a point valuation of 14.
 - a. Tract size of 5.1 acres or greater = 4
 - b. 51-150 dwelling units = 0
 - c. 5,001 to 25,000 sq ft non-residential space = 4
 - d. Residential Impact Area = 2
 - e. Traffic Impact of fewer than 30 trips (reduction from previous use) = 4
 - f. Points Total = 14
5. Land Use Planning Process:
 - a. Level 2 Site Plan application will be required per Sec. 25.14.07.f (Site Plan Required) and Article 7 (Procedures for Site Plans and Project Plans, Special Exception and other permits).
 - b. Following approval of the Level 2 Site Plan application, a “signature set” will be required for final approval.

- c. Following approval of the Project Plan and Level 2 Site Plan applications, a Final Plat application be required to establish required easements and create the proposed commercial site.
6. Land Use Review Timelines:
 - a. Level 2 Site Plan: initial submittal review is 6 weeks; subsequent reviews are 3-4 weeks; final submittal due 5 weeks before the initial Planning Commission hearing.
 - b. Level 2 Site Plan Signature Set: initial submittal review is 2 weeks; subsequent reviews are 1-2 weeks.
 - c. Final Record Plat: initial submittal review is 3 weeks; subsequent reviews are 2 weeks; final submittal due 5 weeks before the initial Planning Commission hearing. The typical timeline for the Final Record Plat review and decision process is 60-75 days from submittal of a complete application.
 - d. Total typical review timeline is highly variable depending on applicant submittal timelines and responsiveness to City comments and requests.
7. Please provide a clear breakdown of the proposed parking at each of the phases with the Site Plan Submission.
8. Show the proposed pedestrian circulation paths, and how it connects the various parts of the site.
9. Provide renderings of the character of the proposed buildings and elevations depicting the materials.
10. Provide additional information about programming of the parking garages, elevations depicting any screening provisions, and design solutions to enhance the visual impact of parking garages.
11. Provide conceptual plans depicting the open space programming.
12. See plan markups for additional comments.

Comprehensive Planning (JL)

1. This application is compliant with the City's Comprehensive Plan, Rockville 2040. The application is located within Planning Area 16 (King Farm & Piccard Drive). Several elements of the project application are compliant with goals, policies, and actions outlined in the Land Use, Economic Development, and Transportation Elements, and Planning Area 16 chapters of the Comprehensive Plan. These compatibilities are:
 - a. The Land Use Policy Map of Planning Area 16 envisions this site as office use.
 - b. "Encourage and support office clusters in areas with good regional access" page 41. Park Plaza's location on Shade Grove Road is close to major regional highways I-270 and I-370.
 - c. "Actively support Rockville as a center for innovative technologies, creative industries life sciences, advanced research, and cybersecurity." page 178

- d. The Comprehensive Plan also supports the alignment of the Corridor Cities Transitway (CCT) that would route along Shady Grove Road instead of King Farm Boulevard (page 67). The application takes spatial needs for this future project into consideration.

Forestry (SR)

1. See comments on plan mark-up.

Fire (CB)

1. See comments on plan mark-up.

Building (CD)

1. See comments on plan mark-up.

DPW Comments

Engineering (SM)

1. See comments on plan mark-up.

Traffic and Transportation (AWL/FM)

1. See comments on plan mark-up.

HCD Comments

Housing (PT)

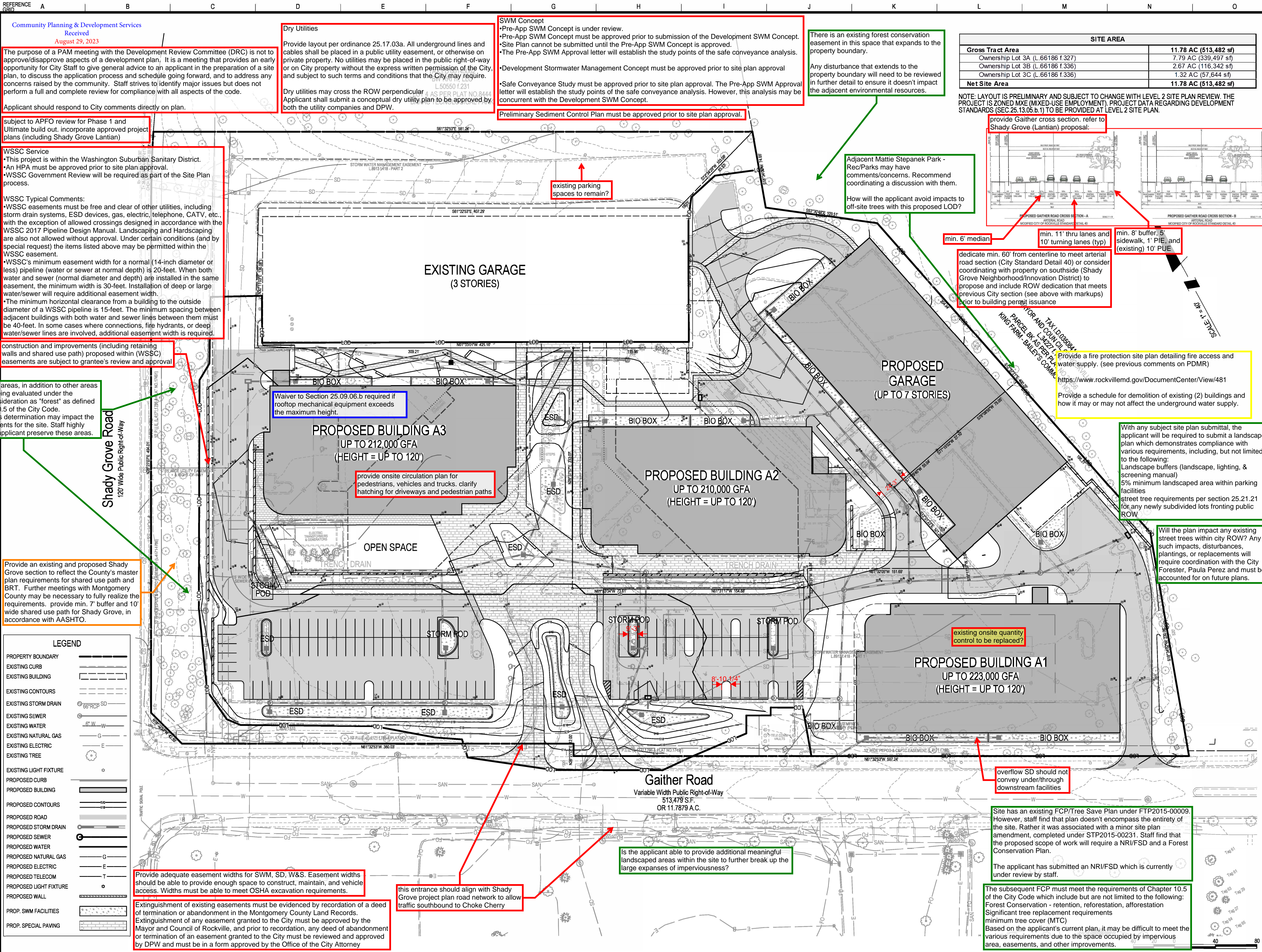
The applicant is proposing to develop a nonresidential site for the construction of Life Science buildings project, so this project doesn't require to comply with MPDU regulations chapter 13.5.

RPD Comments

Recreation and Parks (CH or KM)

1. The Publicly Accessible Art in Private Development ordinance will apply to this project. The manual for the ordinance can be found at:
<https://www.rockvillemd.gov/DocumentCenter/View/3333/Implementation-Manual-for-Art-in-Private-Development?bidId=>
2. If you have any questions, contact Chris Henry at 240-314-8603 or Karyn Miller at 240-314-8101 or kmiller@rockvillemd.gov

Note: At the time of the next submittal, the applicant will need to provide a point-by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed letter format. Comments provided in the plans should be addressed via plan markups rather than letter format. See attached example.



Community Planning & Development Services
Received
August 29, 2023

The purpose of a PAM meeting with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code.

Applicant should respond to City comments directly on plan.

subject to APFO review for Phase 1 and Ultimate build out. incorporate approved project plans (including Shady Grove Lantian)

WSSC Service
•This project is within the Washington Suburban Sanitary District.
•An HPA must be approved prior to site plan approval.
•WSSC Government Review will be required as part of the Site Plan process.

WSSC Typical Comments:
•WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement.
•WSSC's minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.
•The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

construction and improvements (including retaining walls and shared use path) proposed within (WSSC) easements are subject to grantee's review and approval

These vegetated areas, in addition to other areas on the site are being evaluated under the NRI/FSD for consideration as "forest" as defined under Chapter 10.5 of the City Code. The results of this determination may impact the forestry requirements for the site. Staff highly recommend the applicant preserve these areas.

Provide an existing and proposed Shady Grove section to reflect the County's master plan requirements for shared use path and BRT. Further meetings with Montgomery County may be necessary to fully realize the requirements. provide min. 7' buffer and 10' wide shared use path for Shady Grove, in accordance with AASHTO.

LEGEND	
PROPERTY BOUNDARY	---
EXISTING CURB	---
EXISTING BUILDING	---
EXISTING CONTOURS	---
EXISTING STORM DRAIN	---
EXISTING SEWER	---
EXISTING WATER	---
EXISTING NATURAL GAS	---
EXISTING ELECTRIC	---
EXISTING TREE	---
EXISTING LIGHT FIXTURE	---
PROPOSED CURB	---
PROPOSED BUILDING	---
PROPOSED CONTOURS	---
PROPOSED ROAD	---
PROPOSED STORM DRAIN	---
PROPOSED SEWER	---
PROPOSED WATER	---
PROPOSED NATURAL GAS	---
PROPOSED ELECTRIC	---
PROPOSED TELECOM	---
PROPOSED LIGHT FIXTURE	---
PROPOSED WALL	---
PROP. SWM FACILITIES	---
PROP. SPECIAL PAVING	---

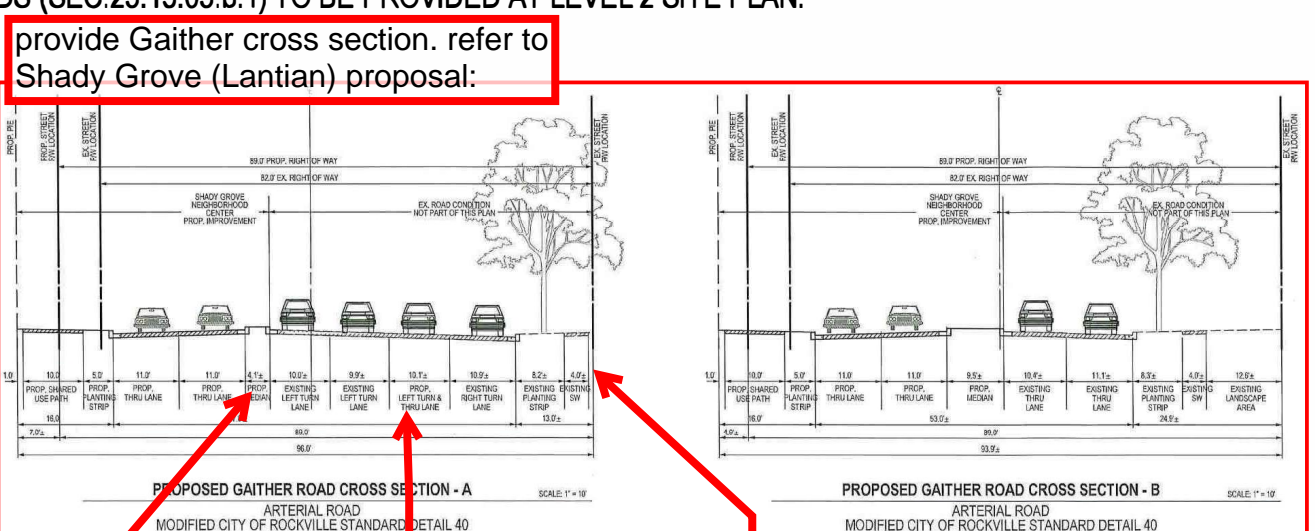
Dry Utilities
Provide layout per ordinance 25.17.03a. All underground lines and cables shall be placed in a public utility easement, or otherwise on private property. No utilities may be placed in the public right-of-way or on City property without the express written permission of the City, and subject to such terms and conditions that the City may require.
Dry utilities may cross the ROW perpendicular
Applicant shall submit a conceptual dry utility plan to be approved by both the utility companies and DPW.

SWM Concept
•Pre-App SWM Concept is under review.
•Pre-App SWM Concept must be approved prior to submission of the Development SWM Concept.
•Site Plan cannot be submitted until the Pre-App SWM Concept is approved.
•The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis.
•Development Stormwater Management Concept must be approved prior to site plan approval
•Safe Conveyance Study must be approved prior to site plan approval. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis. However, this analysis may be concurrent with the Development SWM Concept.
Preliminary Sediment Control Plan must be approved prior to site plan approval.

There is an existing forest conservation easement in this space that expands to the property boundary.
Any disturbance that extends to the property boundary will need to be reviewed in further detail to ensure it doesn't impact the adjacent environmental resources.

SITE AREA	
Gross Tract Area	11.78 AC (513,482 sf)
Ownership Lot 3A (L. 66186 f.327)	7.79 AC (339,497 sf)
Ownership Lot 3B (L. 66186 f.336)	2.67 AC (116,342 sf)
Ownership Lot 3C (L. 66186 f.336)	1.32 AC (57,644 sf)
Net Site Area	11.78 AC (513,482 sf)

NOTE: LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE WITH LEVEL 2 SITE PLAN REVIEW. THE PROJECT IS ZONED MIXE (MIXED-USE EMPLOYMENT). PROJECT DATA REGARDING DEVELOPMENT STANDARDS (SEC.25.13.05.b.1) TO BE PROVIDED AT LEVEL 2 SITE PLAN.



Adjacent Mattie Stepanek Park - Rec/Parks may have comments/concerns. Recommend coordinating a discussion with them.
How will the applicant avoid impacts to off-site trees with this proposed LOD?

min. 6' median
dedicate min. 60' from centerline to meet arterial road section (City Standard Detail 40) or consider coordinating with property on southside (Shady Grove Neighborhood/Innovation District) to propose and include ROW dedication that meets previous City section (see above with markups) prior to building permit issuance
min. 11' thru lanes and 10' turning lanes (typ)
min. 8' buffer, 5' sidewalk, 1' PIE, and (existing) 10' PUE

Provide a fire protection site plan detailing fire access and water supply. (see previous comments on PDMR)
<https://www.rockvillemd.gov/DocumentCenter/View/481>

Provide a schedule for demolition of existing (2) buildings and how it may or may not affect the underground water supply.

With any subject site plan submittal, the applicant will be required to submit a landscape plan which demonstrates compliance with various requirements, including, but not limited to the following:
Landscape buffers (landscape, lighting, & screening manual)
5% minimum landscaped area within parking facilities
street tree requirements per section 25.21.21 for any newly subdivided lots fronting public ROW

Will the plan impact any existing street trees within city ROW? Any such impacts, disturbances, plantings, or replacements will require coordination with the City Forester, Paula Perez and must be accounted for on future plans.

Provide adequate easement widths for SWM, SD, W&S. Easement widths should be able to provide enough space to construct, maintain, and vehicle access. Widths must be able to meet OSHA excavation requirements.
Extinguishment of existing easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Extinguishment of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney

this entrance should align with Shady Grove project plan road network to allow traffic southbound to Choke Cherry

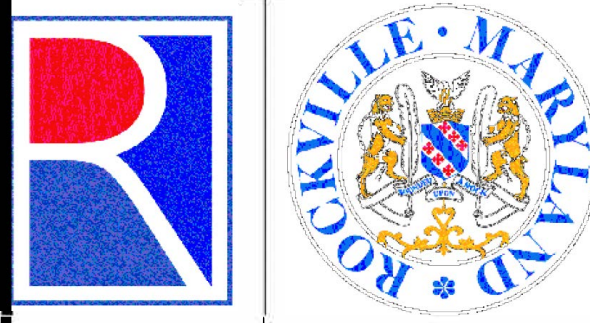
Is the applicant able to provide additional meaningful landscaped areas within the site to further break up the large expanses of imperviousness?

Site has an existing FCP/Tree Save Plan under FTP2015-00009. However, staff find that plan doesn't encompass the entirety of the site. Rather it was associated with a minor site plan amendment, completed under STP2015-00231. Staff find that the proposed scope of work will require a NRI/FSD and a Forest Conservation Plan.
The applicant has submitted an NRI/FSD which is currently under review by staff.

The subsequent FCP must meet the requirements of Chapter 10.5 of the City Code which include but are not limited to the following:
Forest Conservation - retention, reforestation, afforestation
Significant tree replacement requirements
minimum tree cover (MTC)
Based on the applicant's current plan, it may be difficult to meet the various requirements due to the space occupied by impervious area, easements, and other improvements.

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences



PRIMARY CONTACT

SOLTESZ, LLC
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750
CONTACT: DANIEL PARK
EMAIL: DPARK@SOLTESZCO.COM

APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200
CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-539-8776
CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

ENGINEER

SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750
CONTACT: JYOTIKA SHARMA
EMAIL: JSARMA@SOLTESZCO.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIFFER MILL ROAD
BALTIMORE, MD 21211
410-235-6001
CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832
CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PRE-APPLICATION SITE PLAN

PRE-APPLICATION MEETING

PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP FS82, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET	SITE DATUM HORIZONTAL: VERTICAL:
DATE: 8/24/2023 DESIGNED: JS / DHP TECHNICAL: JS CHECKED: DHP CAD STD'S: CONNECT / VERSION: NCS	PROJECT NO. 4290-00-00



The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, the user acknowledges that SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If the information contained herein is incorrect, the user acknowledges that SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been furnished by SOLTESZ.

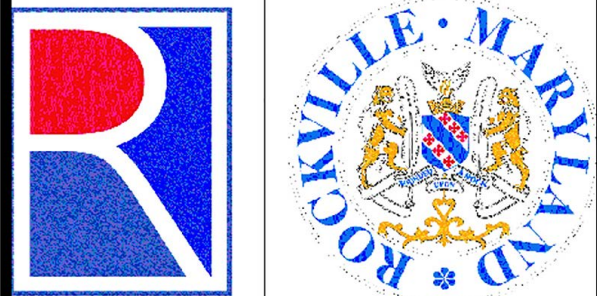
*NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE WITH LEVEL 2 SITE PLAN REVIEW.

40 20 0 40 80

P:\2000000\Exhibits\Renderings\Rendering.dgn Scale= 0.08333333 *1/ in. User= JSchwartz PLTdrv= SPOF_Special_150.pltctg Pamb= TEXT_SUI6.tbl 8/24/2023 3:34:48 PM

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences



NO.	REVISIONS	BY	DATE
-----	-----------	----	------

PRIMARY CONTACT
SOLTESZ, LLC
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750
CONTACT: DANIEL PARK
EMAIL: DPARK@SOLTESZCO.COM

APPLICANT / PROPERTY OWNER
PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200
CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT
GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-639-8776
CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

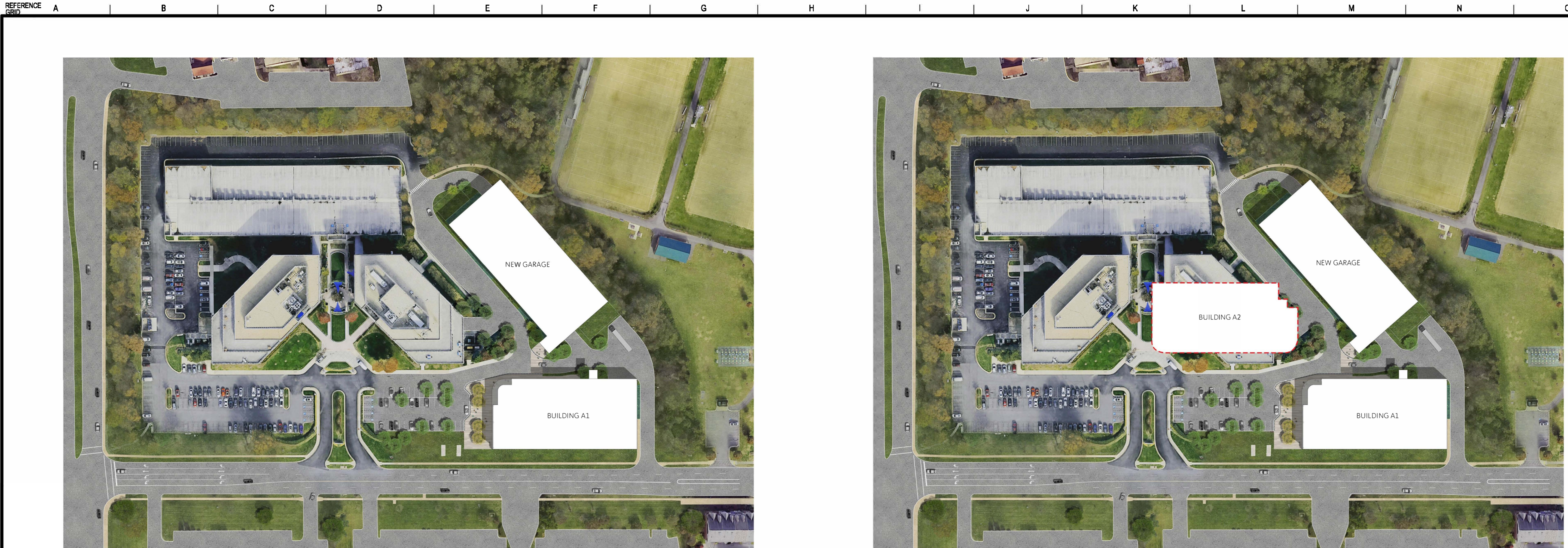
ENGINEER
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750
CONTACT: JYOTIKA SHARMA
EMAIL: JSARMA@SOLTESZCO.COM

LANDSCAPE ARCHITECT
MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001
CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY
LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832
CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

**PRE-APPLICATION
ILLUSTRATIVE SITE PLAN**
PRE-APPLICATION MEETING
PARK PLAZA
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP FS82, 0000	ZONING CATEGORY: MXE
WS8C 200' SHEET	SITE DATUM HORIZONTAL: _____ VERTICAL: _____
1" = 40'	DATE: 8/24/2023 DESIGNED: JS / DHP TECHNICIAN: JS CHECKED: DHP CAD STD'S: CONNECT / VERSION: NCS
SHEET _____ OF _____	PROJECT NO. 4290-00-00



INITIAL PHASE



SECOND PHASE - OPTION 1



SECOND PHASE - OPTION 2



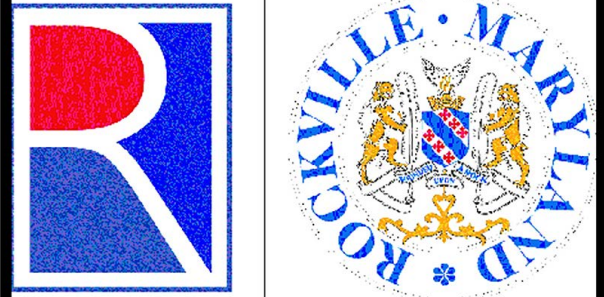
ULTIMATE BUILD-OUT

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If revision of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

Community Planning & Development Services
Received
August 29, 2023

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences



NO.	REVISIONS	BY	DATE
-----	-----------	----	------

PRIMARY CONTACT

SOLTESZ, LLC
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750
CONTACT: DANIEL PARK
EMAIL: DPARK@SOLTESZCO.COM

APPLICANT / PROPERTY OWNER

PARK PLZ PROPERTY OWNER, LLC C/O MONDAY PROPERTIES
1000 WILSON BOULEVARD, SUITE 700
ARLINGTON, VA 22209
703-284-0200
CONTACT: TIM HELMIG
EMAIL: THELMIG@MONDAYRE.COM

ARCHITECT

GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
410-638-8776
CONTACT: PETER STUBB
EMAIL: PETER_STUBB@GENSLER.COM

ENGINEER

SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750
CONTACT: JYOTIKA SHARMA
EMAIL: JSARMA@SOLTESZCO.COM

LANDSCAPE ARCHITECT

MAHAN RYKIEL ASSOCIATES
3300 CLIPPER MILL ROAD
BALTIMORE, MD 21211
410-235-6001
CONTACT: ELAINE KU
EMAIL: EKU@MAHANRYKIEL.COM

ATTORNEY

LERCH, EARLY & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
301-841-3832
CONTACT: PATRICIA HARRIS
EMAIL: PAHARRIS@LERCHEARLY.COM

PRE-APPLICATION PHASING PLAN

PRE-APPLICATION MEETING

PARK PLAZA

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP FS82, 0000	ZONING CATEGORY: MXE
WS8C 20V SHEET	SITE DATUM HORIZONTAL: _____ VERTICAL: _____
1" = NTS	DATE: 8/24/2023 DESIGNED: JS / DHP TECHNICAL: JS CHECKED: DHP CAD STDS: CONNECT / VERSION: NCS
SHEET _____ OF _____	PROJECT NO. 4290-00-00



City of Rockville

Comprehensive Transportation Review SCOPING INTAKE FORM

Project Name:	Park Plaza		
Permit No. (if available):			
Subject Property Address:	2101 Gaither Road		
Contact Person:	Chris Kabatt		
Contact Phone Number:	301-971-3416		
Contact Email Address:	cklabatt@wellsandassociates.com		
Proposed Land Use Density:	Use	Square Footage/ Dwelling Units	
	Research and Development	645,000 SF	
Trip Generation	Peak Hour Site Trips		TOTAL
	<i>Peak Period</i>	IN	
	AM	314	
	PM	261	
	SAT	17	
Proposed Study Area (Boundaries and Intersections)	See attached Map for study intersections. The study area is based on new trips, i.e. proposed 645,000 SF R&D - existing 260,000 SF office. The site is bound by Shady Grove Road on the north and Gaither Road on the west. Mattie JT Stepanek Park borders the site on the south.		
Proposed Access Points:	The proposal maintains the two existing driveways on Gaither Road		
Projected Horizon (Build Out) Date:	Phase 1 - 2027 (223,000 SF) Build Out - 2031 (422,000 SF)		
Statement of Operations	A new building will be built in the southwest area of the site, followed by demolition and redevelopment of the two existing building. The existing parking garage will remain. A second parking garage and reconfiguration of the surfaces parking spaces will be construction with the redevelopment. A total of 1,304 parking spaces are proposed.		

Please provide detailed trip calculations for phase 1, which include the existing 260, 000 SF of office and the amount of proposed new R&D development that will be constructed with Phase 1, and any other development phase as well as for the ultimate buildout.

Table 1
2102 Gaither Road
Site Trip Generation (1)

Land Use	LUC	Amount	Unit	ITE Trip Generation								
				<u>AM Peak Hour</u>			<u>PM Peak Hour</u>			<u>Saturday</u>		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing Office	710	260,000	SF	335	46	381	62	305	367	75	63	138
Proposed Research & Development (Life Sciences Uses)	760	645,000	SF	577	118	695	94	534	628	84	71	155
		Net Trips		242	72	314	32	229	261	9	8	17

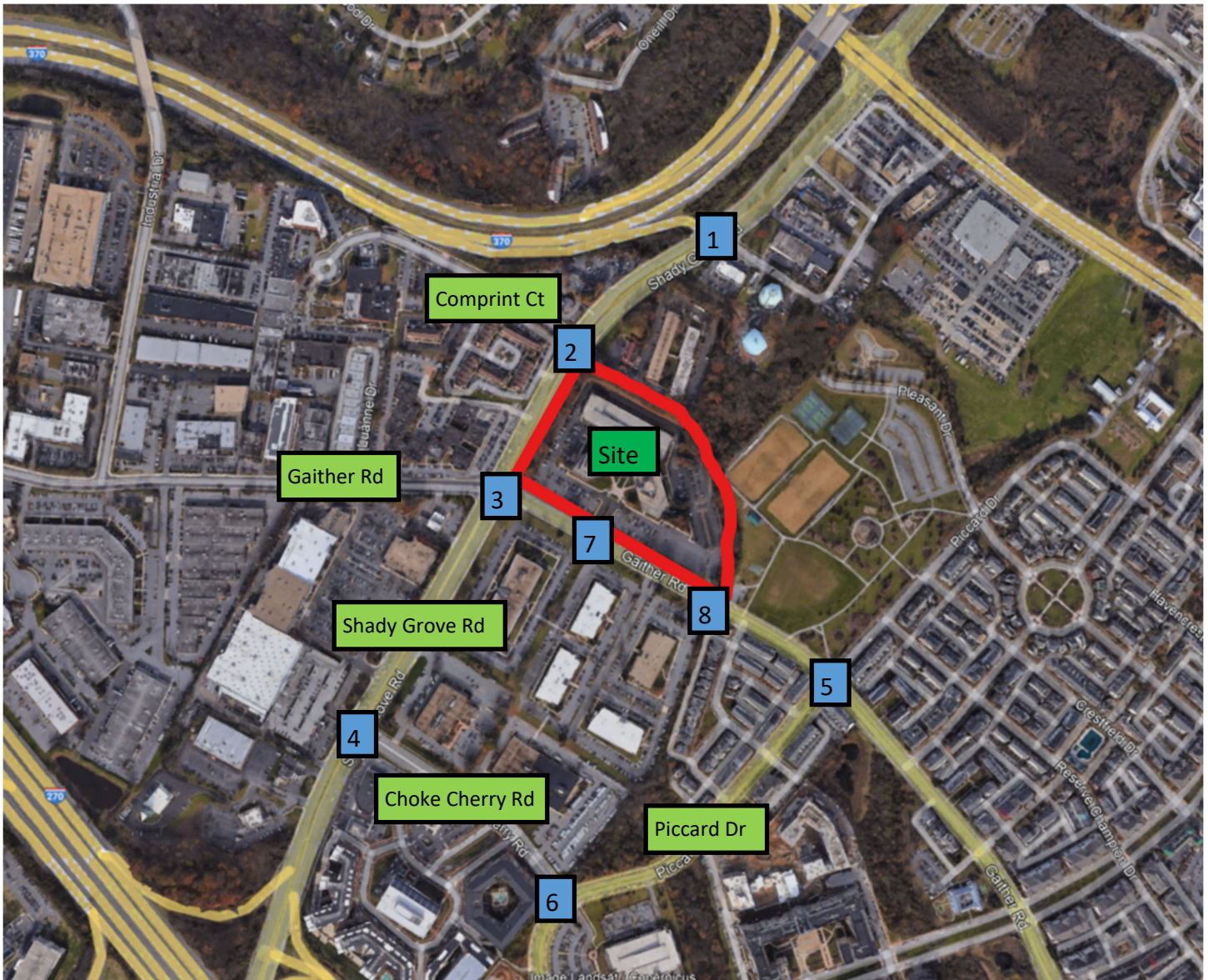
Note: 1. Trip Generation based on Trip Generation, 11th Edition, Institute of Transportation Engineers

Complete and detailed analysis needed for each phase as well as the build out condition. For the background all prior approved development applications that are not fully occupied with the study area (min. radius of 0.35 miles) must be included. For each phase and build out the assumed transportation network may include all programmed with 100% funded for construction improvements as well as any improvements required of already approved developments. This also means the T&T recommended approval conditions for the proposed plan would call for provision of the same improvements.

As required by the CTR and in addition to a revised scoping intake form, please submit for review a detailed technical approach and methodology report and include detailed trip distribution (% and trips) for each phase and for each background development that are based on the patterns included in the approved transportation study or are determined using the most recent M-NCPPC regional trip tables. please make sure to show the needed information using maps and figures that include all identified intersections within the study area. Please also note, the required CTR review fee based on the number of intersections identified in this draft scoping form, is \$7000.

As required by CTR, staff recommends Sat peak hour analysis for for all identified intersections in addition to weekday AM and PM peak hours. staff also recommend as required special studies, submittal of detailed peak hour queue analysis for the existing, and projected left turning traffic volumes from Gaither Road to shady Grove and full traffic signal warrant study for the intersection of Gaither Road and the site's north site access road.

Park Plaza Study Intersections



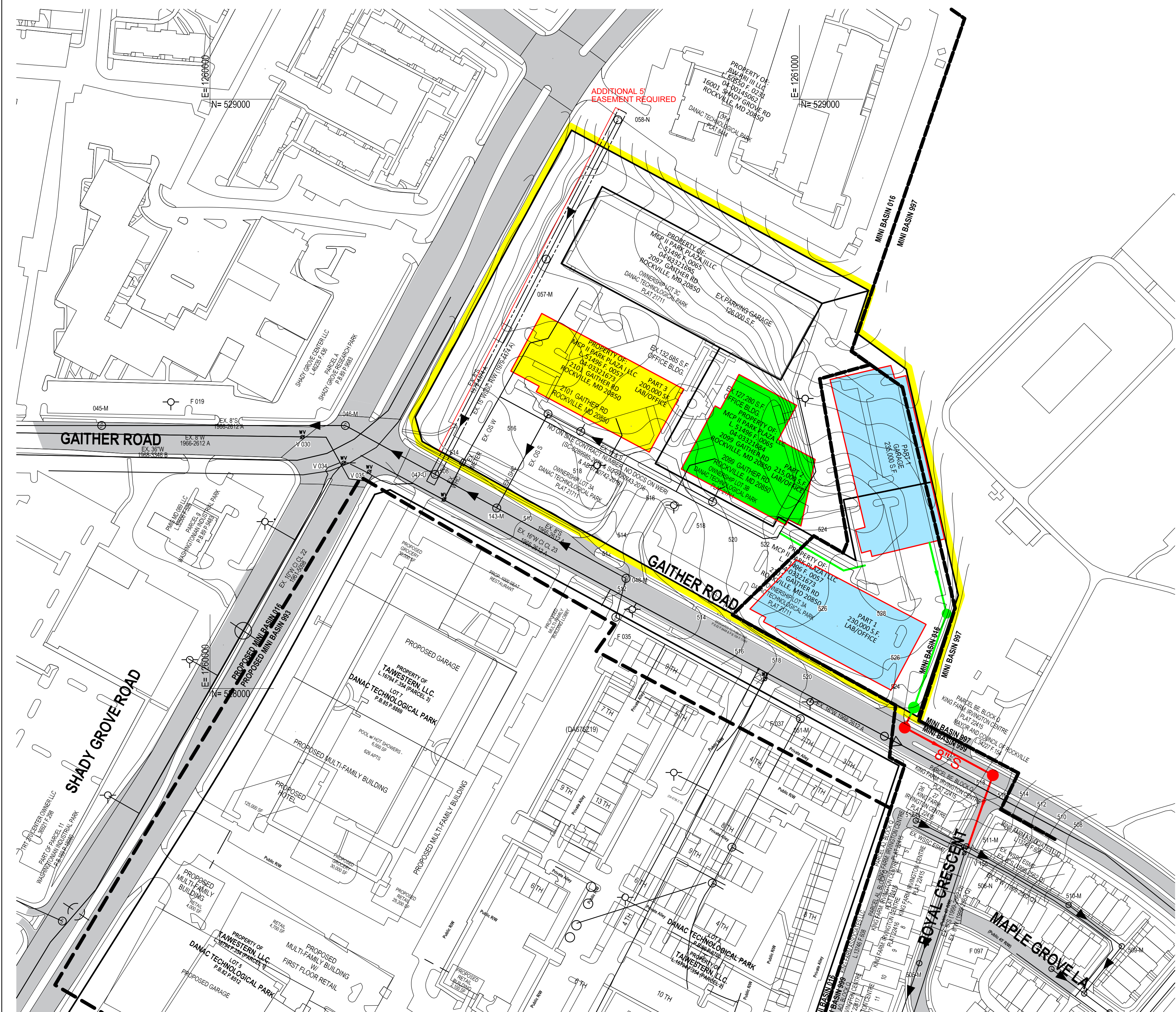
Study Intersections:

- | | |
|--|--|
| 1) Shady Grove Road / I-370 / Pleasant Road | 5) Gaither Road / Piccard Drive |
| 2) Shady Grove Road / Comprint Court | 6) Choke Cherry Road / Piccard Drive |
| 3) Shady Grove Road / Gaither Road | 7) Gaither Road / Site Driveway– North |
| 4) Shady Grove Road / Choke Cherry Road / Home Depot | 8) Gaither Road / Site Driveway– South |

Since shown intersections 7 (Gaither and north site access) and 8 (Gaither and south site access) are intersections of existing site access driveways, please make sure the list of study intersections also include the following two additional intersections:

- ☐ The intersection of MD 355 with Shady Grove, and
- ☐ The intersection of Gaither Road with King Farm

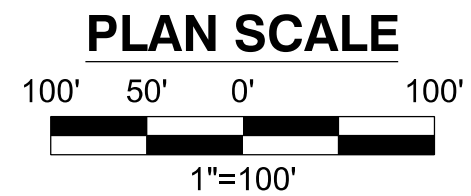
TEMPLATE LAYOUT CURRENT as of 03/15/2021



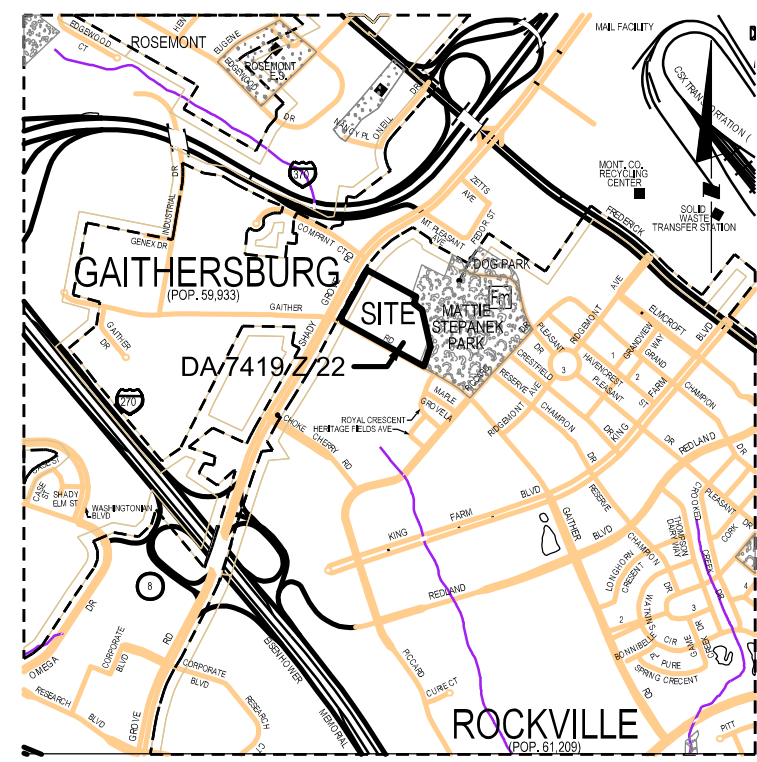
SERVICE CATEGORIES	
W - 1	S - 1
HYDRAULIC GRADES	
HHG	685
LHG	625
PRESSURE ZONE	660A

DEVELOPMENT BY PARTS

PART	Single Family Detached	EX. OFFICE Building GSF TO BE REMOVED	Ex. Office Building GSF TO REMAIN	Prop. Lab/Office Building GSF	Retail Stores GSF	EX. GARAGE GSF	PARKING GARAGE GSF
1		0	259,965 ex.	230,000		126,000	235,000
2		(127,280)	132,685 ex.	215,000			
3		(132,685)	0	200,000			
TOTAL =		(259,965)	0	645,000		126,000	235,000



SCALE 1" = 100'
NAD 83
NOV 1929



VICINITY MAP
Montgomery County Co. SCALE 1" = 2000'
PAGE 5164 GRID A, B, 2

LEGEND

- APPLICANT'S PROPERTY
- MNCPPC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY
- ADJACENT PROPERTIES
- EXISTING WATER MAINS (CONTRACT # & SIZE)
- EXISTING SEWER MAINS (CONTRACT # & SIZE)
- PROPOSED WATER MAINS
- PROPOSED SEWER MAINS
- PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
- PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
- PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- STREET NAME ROAD NAMES
- EXISTING PAVING
- EXISTING / PROPOSED EASEMENTS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- PROPOSED HIGH/LOW POINT ELEVATIONS
- PHASE 1
- PHASE 2
- PHASE 3

APPROVED

Jessica Wright

JANUARY 25, 2023

BLUE PLAINS SERVICE AREA
MUDDY BRANCH DRAINAGE BASIN / MINI BASIN 16-999

HYDRAULIC PLANNING ANALYSIS
PARK PLAZA

CONTRACT DA 7419 Z 22
200'S 221NW09 03/2/2022

WASHINGTON SUBURBAN SANITARY COMMISSION



SOLTESZ, INC.
2 Research Place, Suite 100
Rockville, MD 20850
P.301.948.2750 F.301.948.9067
www.solteszco.com Registration # 47657
CONTACT:TIMOTHY J. STEMMANN EMAIL:stemmann@solteszco.com

APPLICANT:
NAME: Monday Properties
CONTACT: Tim Helmig
ADDRESS: 1000 Wilson Boulevard, Suite 700, Arlington, VA 22209
PHONE: 703-324-7667
EMAIL: thelmig@mondayre.com



COMMISSIONERS
Fausto R. Bayonet, Chair
Regina Y. Speed-Bost, Vice Chair
Howard A. Denis
Lynnette D. Espy-Williams
T. Eloise Foster
Mark J. Smith

GENERAL MANAGER
Kishia L. Powell

January 25, 2023

Monday Properties
Attn: Mr. Tim Helmig
1000 Wilson Boulevard, Suite 700
Arlington, VA 22209

Re: Letter of Findings, WSSC Project No. DA7419Z22, Park Plaza

Dear Mr. Helmig:

A hydraulic planning analysis has been completed on the Park Plaza project. The project has been conceptually approved. Please refer to the enclosed sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 645,000 SF Lab/Office (3 Buildings)	
200-ft Sheet: 221NW09	
SEWER	WATER
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 16-999	Pressure Zone: 660A
	High Grade: 685 feet
	Low Grade: 625 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

BLASTING PERMIT

If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan must be submitted as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.

SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES

All sewer shall be 8-inch diameter gravity sewer.

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY

There is a 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Cast Iron (CI).

Please refer to the latest WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

WATER AVAILABLE

An existing water main is available to provide service to this project. Water service may be obtained by connecting to the existing on-site water line.

INSUFFICIENT WATER PRESSURE

Booster pumps may be required. Water main pressures fluctuate. The pressure may be lower than 40 psi at elevations greater than 533 feet.

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest WSSC Pipeline Design Manual Pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC's easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design,

inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

PROVIDE ADDITIONAL EASEMENT TO WSSC

Additional easement is required to adequately maintain an existing main. The additional easement must be provided at no cost to WSSC. Provide five feet of additional easement width alongside the existing 15-foot easement that crosses this property as shown on the attached sketch.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest WSSC Pipeline Design Manual, Part Three, Section 3.c.2. Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline / structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

SITE UTILITY PROCESS REQUIRED

The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans. Multiple Site Utility plans may be required to serve a site if phasing is required. Partial releases for site utility plans are not permitted

SHARED SERVICE CONNECTIONS SERVING MULTIPLE PROPERTY OWNERS.

A shared service connection may be allowed when multiple properties or buildings are under separate ownership but located on a common tract of land. The arrangement must be recorded in a Shared Site Utility System Agreement and approved by a WSSC Code Official. The following conditions are required for approval by WSSC:

- Recordation of the necessary covenants and easements for maintenance of the shared site utility system.
- An accessible outside water meter for each water service connection. All WSSC water meters serving the shared site utility system shall be billed to a single account.

- Design to facilitate the sharing of water service connection(s) **and** sewer service connection(s); where only the minimum number of services needed shall be allowed.
- Further division of water and sewer billing obligations shall be a private matter between the property owners, lessees, and tenants and may be accomplished through "private" metering.

MULTIPLE BUILDINGS AND COVENANT REQUIREMENT

In general, where multiple properties or buildings under single ownership are served by water and sewer services connections as allowed or required, a multiple building covenant shall be submitted for the Commission's approval. The covenant shall require the property owner to notify the Commission prior to any subdivision or sale of any or all of the properties covered by the multiple building covenant. Such action may require the property owner to obtain separate water and sewer connections or a Shared Site Utility System Agreement.

ENVIRONMENTAL CONDITIONS

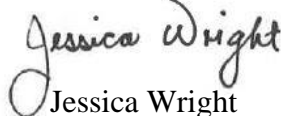
The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages.

This Letter of Findings will expire if no "actions" are taken by the applicant over the 3-year period following the date of this letter. For definition of "actions", see the latest Development Services Code, Section 405.1.1.

Should you wish to schedule a pre-design meeting or if you have any questions or concerns, please contact Jessica Wright at (301) 206-7081.

Sincerely,



Jessica Wright

Project Manager

Development Services Division

Enclosure: 100'-Scale sketch

cc: Timothy Stemann - Soltesz, Inc.

Mr. Tom Gingrich - Development Design Section Manager

Mr. Alan Soukup - Department of Environmental Protection - Montgomery County Government